

2007 MAR -5 P 1:14

March 5, 2007

City Clerk, 1st Floor
City Hall
400 Stewart Avenue
Las Vegas, Nevada 89101

Protest

**RE: Objections to Var-18973 and ZON 18972; Applicant; Dennis Iwasaka;
Owner: Max Jones Professional Plaza**

Dear Sirs and Mesdames:

The undersigned represents 1428 Associates, LLC who is the owner of property situated at 1428 South Jones Boulevard which is adjacent to the property which is the subject of the Variance.

The undersigned wishes to take this opportunity to oppose the variance and zoning change. The proposed development severely increases the density for a relatively small lot and is out of character with the development in the area. Our major concern, is that it will increase the traffic in the area which already is congested. The decrease in the setback will also affect our visibility when exiting our office complex area.

Any variance should only be granted in the case of a land use hardship. There is no land use hardship in the instant case and they should be made to comply with all existing requirements including the 20 foot set back and existing density and landscape requirements.

Should you have any questions, please do not hesitate to contact me at the above-listed number.

Sincerely,



STEVEN M. SHINN, ESQ.

SMS/sy
cc. Association

Submitted after final agency

Date 03-05-07 Item # 97498